



**Murphy Close**

Crook DL15 9GL

**£180,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Murphy Close

## Crook DL15 9GL



- Three Bedroom Detached Home
- EPC Grade C
- Fitted Kitchen with Bifold doors

- Lovely Rear Garden
- Ground Floor Cloaks WC
- Driveway Parking

- Lounge & Dining Room
- En Suite Shower Room
- Ideal Family Home

Welcome to this modern detached family home located on the desirable Murphy Close in Crook. This charming property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The house features a welcoming lounge, perfect for relaxation and entertaining guests.

One of the standout features of this home is the en suite shower room, providing added convenience and privacy for the master bedroom. In addition to the en suite, there is a second bathroom, ensuring that all family members have ample facilities.

For those with vehicles, the property offers parking for one vehicle on a private driveway.

The home is chain free, allowing for a smooth and efficient purchase process.

Situated in a peaceful neighbourhood, this property is perfect for those looking to enjoy a comfortable lifestyle while being close to local amenities. With its modern design and practical features, this detached house is a wonderful opportunity for anyone looking to settle in Crook. Don't miss your chance to make this lovely home your own.

### Ground Floor

#### Entrance Porch

Front entrance door and tiled floor.

#### Lounge

20'0" x 17'10" (6.10 x 5.44)

With two UPVC double glazed windows to the front elevation, laminated floor, central heating radiators, tv point and feature contemporary fireplace.

#### Inner Hallway

UPVC double glazed window to the rear elevation and staircase to the first floor.

#### Cloakroom/ WC

With a white suite including WC, wash hand basin, tiled splash backs and central heating radiator.

### Kitchen/ Dining Room

12'9" x 11'1" (3.91m x 3.38m)

Extensively fitted with a range white wall and base units, laminated working surfaces over, one and a half bowl drainer sink unit with mixer tap over, tiled splash backs, integral appliances including electric oven, electric hob and extractor chimney over, plumbing and space for washing machine and dish washer, double central heating radiator, tiled floor, wall mounted gas boiler. Bi Folding doors to garden

### First Floor

#### Landing

UPVC double glazed window, central heating radiator and linen cupboard.

#### Bedroom One

13'5" x 10'9" (4.09m x 3.28m)

UPVC double glazed window to the front elevation and central heating radiator.

#### En-Suite/ WC

With shower cubicle having electric shower being tiled, WC, pedestal wash hand basin, central heating radiator and opaque UPVC double glazed window.

#### Bedroom Two

13'3" x 8'11" (4.06m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'3" x 7'6" (3.43m x 2.29m)

UPVC double glazed window, central heating radiator, coving to ceiling and loft access with pull down ladder.

#### Bathroom/ WC

Fitted with a white suite including P shaped, WC, circular wash hand basin, tiled floor, tiled splash backs, chrome heated towel rail and opaque UPVC double glazed window.

#### Externally

To the front of the property there is a lawned garden and a driveway providing car

parking for one vehicle. A side gate leads to the rear garden which is not overlooked, enclosed with fence surround, well stocked with plants and shrubs with patio area, external tap. There are central steps which lead to the bottom part of the garden which is gravelled.

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/4335-2323-6500-0717-2206>

EPC Grade C

### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Likely with O2.

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

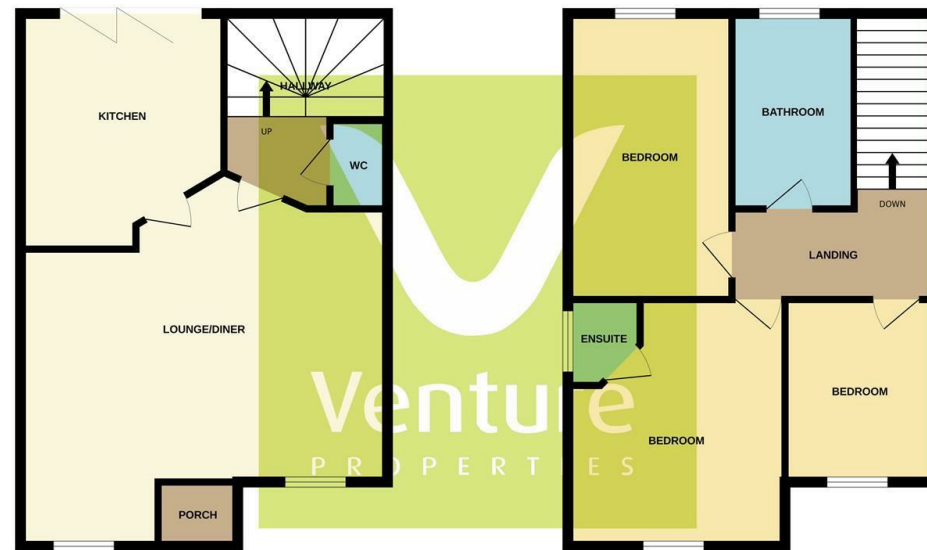
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

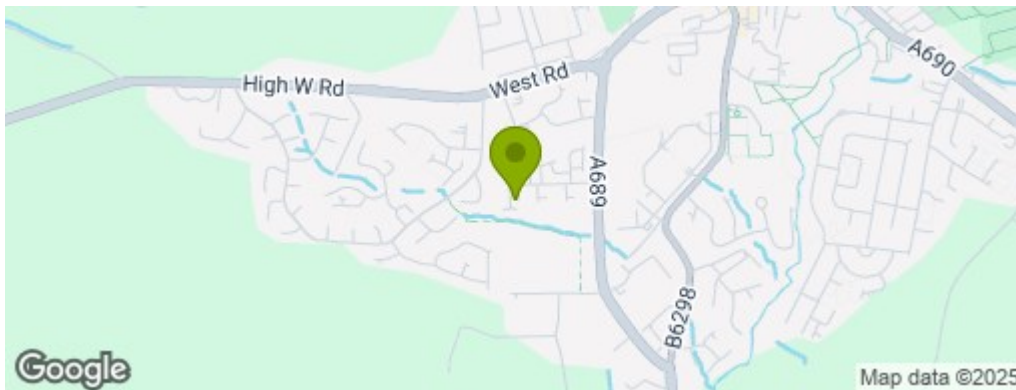
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)